



Town of Carlisle

MASSACHUSETTS 01741

Office of

TOWN CLERK

Tel. (978) 369-6155

I, Charlene M. Hinton, Acting Town Clerk of the Town of Carlisle, hereby certify that at the Special Town Meeting duly called and held in said Carlisle on March 23, 2004, the following vote was recorded with respect to Article 1 of the warrant for said meeting:

Article 1: On motion duly made and seconded, it was voted 395 YES, 185 NO that

(A) \$2,000,000.00 be appropriated for the Board of Selectmen to expend to acquire by purchase, eminent domain or otherwise, in fee simple, for the uses described in paragraphs (C) and (D) below, as applicable, a certain parcel of land containing 45.23 acres, more or less ("Parcel A"), shown on a plan entitled "Plan of Land for Parcel A in Carlisle, Mass (Middlesex County), Prepared for South Street Nominee Trust," Scale 1 inch = 100 ft., Prepared by Metrowest Engineering, Inc., endorsed by the Carlisle Planning Board as Approval Under Subdivision Control Law Not Required on September 29, 2003, and recorded with the Middlesex North Registry of Deeds on October 27, 2003 at Plan Book 212, Plan 82 (the "ANR Plan"), together with all rights in the abutting way known as South Street (a copy of the ANR plan marked with Overlay Districts and Designated Open Space Parcel as described below is attached to and incorporated in this motion and filed with the Town Clerk, and such plan is herein referred to as the "Plan");

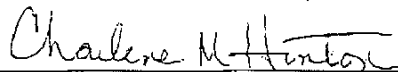
(B) the Town transfer \$151,889.37 from the Community Preservation Fund balance to the reserves as follows: \$45,629.79 to the Open Space Reserve; \$45,629.79 to the Community Housing Reserve; \$45,629.79 to the Historic Resources Reserve; and \$15,000.00 to the Administrative Sub-Account; and that to meet the appropriation for the acquisition of Parcel A the Town accept the recommendation of the Community Preservation Committee to appropriate from the Community Preservation Fund the total sum of \$400,000.00 (consisting of \$67,083.12 from funds now deposited in the Community Preservation Fund Open Space Reserve, and the sum of \$332,916.88 from funds now deposited in the Community Preservation Fund General (Unreserved Fund) and the Treasurer with the approval of the Board of Selectmen be, and hereby is, authorized to borrow \$1,600,000.00 under General Laws Chapter 44 section 7(3) and General Laws Chapter 44B section 11 as general obligation bonds of the Town with the intent that principal of and interest thereon is to be repaid from the Community Preservation Fund.

(C) that the area marked on the attached Plan as the Designated Open Space Parcel, consisting of approximately 26 contiguous acres including the entire 24-acre interior meadow and wetlands complex located between Spencer Brook and the east-west

running stone wall that bisects Parcel A and including an approximately two (2)-acre buffer strip along the easterly boundary of Parcel A north of such stone wall, shall be used as Open Space, as that term is used and defined in Chapter 44B, excluding developed athletic fields, but including without limitation passive recreational use such as community gardens, trails, picnicking, walking, jogging, dog walking, cross-country skiing, snowshoeing, bicycling, horseback riding, kite flying, wildlife viewing and outdoor education, and also including well fields, aquifers and recharge areas, agricultural land, grasslands, fields, marshes and other wetlands, streams, lands to protect scenic vistas, and land for wildlife or nature preserves and conservation, and including wastewater disposal fields used for housing developed on other areas of Parcel A if such fields do not substantially change the existing contours of the land;

(D) that the remaining 19.23 acres, more or less, of Parcel A shall be used only for (i) Recreational Use purposes as defined in Chapter 44B consisting of athletic fields and associated parking areas, roads, infrastructure and related amenities not inconsistent with Recreational Use purposes under Chapter 44B, and (ii) for Community Housing purposes as defined in Chapter 44B which contributes to the Town of Carlisle's obligations under Chapter 40B, and associated parking areas, roads, infrastructure and related amenities not inconsistent with Community Housing purposes under Chapter 44B, such Recreational Use and Community Housing acreage, location and boundaries to be further delineated upon completion of the public master site planning process described in Motion Two below, or subject to the fallback plan described in Motion Two below, as the case may be; provided that in any case there shall be no more than one (1) developed athletic field and no more than 26 housing units on Parcel A, and provided further that the Parcel A Planning Task Force identified in Motion Two below may recommend that after housing and recreational uses have been sited and adequate provision has been made for future phases of development for the maximum usage set forth above, unused portions of the 19.23 acres may be designated as Open Space as defined in paragraph (C) above.

WITNESS my hand and seal of the Town of Carlisle this 24th day of March 2004.



Charlene M. Hinton
Clerk as aforesaid

